136.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,900 / 989,900
					USE VALUE:	989,900 / 989,900
					ASSESSED:	989,900 / 989,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY JOHN F & MARIE T
Owner 2:	
Owner 3:	
Street 1:	1122 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,522 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1966, having primarily Wood Shingle Exterior and 1734 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13522.000	321,100		668,800	989,900
Total Card	0.310	321,100		668,800	989,900
Total Parcel	0.310	321,100		668,800	989,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 570.88 | /Parcel: 570.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87202

GIS Ref

GIS Ref

Insp Date 08/29/17

PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,200	0	13,522.	668,800	990,000	990,000	Year End Roll	12/18/2019
2019	101	FV	245,400	0	13,522.	705,900	951,300	951,300	Year End Roll	1/3/2019
2018	101	FV	245,400	0	13,522.	520,200	765,600	765,600	Year End Roll	12/20/2017
2017	101	FV	245,400	0	13,522.	497,900	743,300	743,300	Year End Roll	1/3/2017
2016	101	FV	245,400	0	13,522.	460,700	706,100	706,100	Year End	1/4/2016
2015	101	FV	241,600	0	13,522.	386,400	628,000	628,000	Year End Roll	12/11/2014
2014	101	FV	241,600	0	13,522.	377,500	619,100	619,100	Year End Roll	12/16/2013
2013	101	FV	241,600	0	13,522.	359,700	601,300	601,300		12/13/2012

!10541!

PRINT

Date	Time
12/11/20	00:50:10

LAST REV

Date	Time
01/28/20	15:51:12

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10541

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10972-208		11/1/1965			No	No		N

USER DEFINED

Prior Id # 1:	87202
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	TTL REFUSAL	HS	Hanne S
2/5/2009	Measured	372	PATRIOT
11/16/2000	Other Change	103	PATRIOT
4/18/2000	Inspected	276	PATRIOT
11/4/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13522		Sq. Ft.	Site		0	90.	0.55	10			Topo	-10					668,790						668,800	

Total AC/HA: 0.31042 | Total SF/SM: 13522 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 668,790 | Spl Credit | Total: 668,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25553632
Const Adj.:	0.99594003
Adj $ / SQ:	168.809
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465416
Depreciation:	144279
Depreciated Total:	321137

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

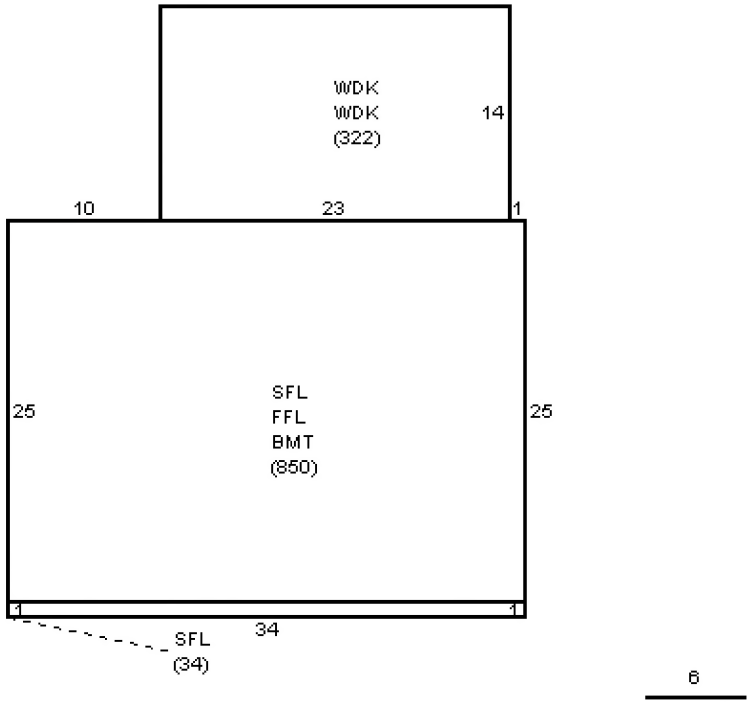
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.69
Special Features:	0	Val/Su Net:	99.47
Final Total:	321100	Val/Su SzAd	185.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	884	168.810	149,227
BMT	Basement	850	50.640	43,046
FFL	First Floor	850	168.810	143,488
WDK	Deck	644	7.520	4,844

Net Sketched Area:	3,228			Total:	340,605
Size Ad	1734	Gross Are	3228	FinArea	1734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	